



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH LOCAL KNOWLEDGE



## 2 Harmin Crescent, Newtownabbey, BT36 7UP

**£485**

- Semi detached villa
- 2 bedrooms
- Floored roofspace
- Lounge / dining & conservatory
- Fitted kitchen
- Coloured bathroom suite
- Pvc double glazing
- Oil fired heating

We are delighted to offer for let this semi detached villa located in a popular residential area just off the Hightown Road, Glengormley. The accommodation comprises; entrance hall with wood laminate flooring, understairs with low flush w.c. and wash hand basin, lounge with cast iron fireplace open to dining area, fitted kitchen with built in oven and hob and a conservatory with tiled floor. Upstairs there are 2 bedrooms and bathroom with cream coloured suite. Other benefits include oil heating and Pvc double glazing and there is also a fixed staircase from the master bedroom leading to a floored roofspace. Outside there is a driveway leading to an attached garage,

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator,

#### DOWNSTAIRS WC

under stairs with low flush w.c., wash hand basin, extractor fan.

#### LOUNGE / DINING

*6.12m x 3.02m (20'1" x 9'11")*

Feature cast iron fireplace, wood laminate flooring, two radiators.

#### DINING

#### KITCHEN

*2.49m x 2.34m (8'2" x 7'8")*

Range of high and low level units with Formica worktops, stainless steel single drainer sink unit, built in stainless steel under oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, part tiled walls, radiator.

#### KITCHEN

#### CONSERVATORY

*2.74m x 2.36m (9'0" x 7'9")*

radiator, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

*3.91m x 3.30m (12'10" x 10'10")*

Wood laminate flooring, radiator, doorway to fixed staircase leading to roofspace.

#### BEDROOM 2

*2.74m x 2.69m (9'0" x 8'10")*

radiator.

#### BATHROOM

Cream coloured suite comprising; panelled bath with electric shower above and folding screen, pedestal wash hand basin, low flush w.c., pvc panelled walls, hotpress, radiator.

#### ROOFSpace

*3.76m x 2.77m (12'4" x 9'1")*

Fully floored and sheeted, light, power, radiator and velux window.

#### OUTSIDE

Driveway leading to an attached garage with roller shutter door, light, power, oil boiler, Pvc oil tank and plumbed for washing machine, garden to front in lawn, garden to rear in lawn with paved patio area, outhouse.

### Energy Performance Graphs